

## Questions and Answers

1. Q. Can I get a copy of the space plan in CAD?

A. Please send me an email at [Chauneecy.fletcher@va.gov](mailto:Chauneecy.fletcher@va.gov) and I will send you the CAD.

2. Q. Please confirm that the Landlord is responsible for hiring a security guard. If so, is one guard sufficient for this building and do they need to be armed with a CCL? Most GSA leases do not include the security services, so I just wanted to double check.

A. The lessor is responsible for hiring the security guard. The RLP states what is required for the security guard.

3. Q. Also, most CBOC leases are 20 years in firm term. Would the VA consider a longer term lease? It would dramatically reduce the annual rent if the term was longer than the stated 10 years.

A. The lease term for this lease is 10 year firm and 5 year non-firm.

4. Q. The tenant improvement budget is appropriately amortized over the 10 year firm term lease period

A. Tenant improvement will be paid out in a lump sum. Tenant improvement will not be amortized over the first 10 years of the lease.

5. Q. We are unclear about the building utility charges? Will the successful bidder be able to “true-up” utility charges after the first year of operating the clinic?

A. Yes, a one-time “true-up” adjustment on GSA Form 1217 Lessor’s Annual Cost Statement is permitted “if needed,” only for the following operating costs: Natural Gas, Electricity, and Water and Sewage. True-up cost is based off actual usage and actual documents are required. Example 1. Electricity, Natural Gas and Water & Sewage charges were estimated to be an annual total cost of \$10,000 but the actual annual total cost was \$14,500, the difference \$4,500, would be reimbursed to the landlord and the operating cost for utilities would be \$14,500. Example 2. Electricity, Natural Gas and Water & Sewage charges were estimated to be an annual total cost of \$14,500 but the actual annual total cost was \$10,000, the difference \$4,500 would be reimbursed back to the Government and the new operating cost for utilities would be \$10,000. PLEASE NOTE: **All other operating cost remains the same.**

6. Q. Is prevailing wage required?

A. Yes